

October 16, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

08SN0126

Eleven Oaks, LLC

Matoaca Magisterial District  
South line of River Road

REQUEST: Conditional Use to permit a horse boarding, riding and training lessons and shows associated with a stock farm in an Agricultural (A) District.

PROPOSED LAND USE:

Horse boarding, riding and training lessons and shows associated with a stock farm are proposed.

RECOMMENDATION

Recommend approval for the following reason:

The proposed land uses conform to the Southern and Western Area Plan which designates the request property as part of the Rural Conservation Area where activities should be limited primarily to agricultural and forestal uses.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

PROFFERED CONDITIONS

1. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved erosion control devices have been installed. (EE)

2. Direct vehicular access from the property to River Road shall be limited to one (1) entrance/exit. (T)
3. Prior to any site plan approval or within ninety (90) days of a written request by the Transportation Department, whichever occurs first, forty-five (45) feet of right of way adjacent to the property, measured from the centerline of River Road, shall be dedicated free and unrestricted for the benefit of Chesterfield County. (T)
4. Horse boarding facilities and customary accessory uses such as, but not limited to, riding lessons, grooming services, training, pasture and barn areas, horse shows, shall be permitted. (P)
5. There shall be no outside public address systems or speakers. (P)
6. All facilities and areas associated with the keeping of horses, except for pasture areas, shall be setback a minimum of fifty (50) feet from any property line and from any existing or proposed public roads. (P)
7. All facilities and areas associated with the keeping of horse (stables, pastures, etc.) shall be cleaned and made free of waste on a regular basis. In addition, means of eliminating any odor problems and propagation of insects shall be employed.
8. A maximum of forty (40) horses may be boarded at any one time. (P)
9. There shall be no more than two (2) horse shows per year. (P)

### GENERAL INFORMATION

#### Location:

South line of River Road, east of Black Road. Tax ID 711-642-0774.

#### Existing Zoning:

A

#### Size:

56.4 acres

#### Existing Land Use:

Stock farm

Adjacent Zoning and Land Use:

North, South, East & West – A; Agricultural, forestal and single family residential uses on large acreage parcels

UTILITIES

Public Water System:

The public water system is not available to serve this site. The closest existing water line is a sixteen (16) inch water line along River Road, approximately 8 miles east of the property. This site is within the Rural Conservation Area of the Southern and Western Area Plan; which requires use of the public water system (County Code, Sec. 18-63(b)). However, County Code exempts from this requirement structures that are authorized by Conditional Use if the use that is permitted is incidental to a principal use that was previously allowed with a private well (County Code Sec. 18-63(b)(3)). Use of the public water will not be required.

Public Wastewater System:

The public wastewater system is not available to serve this site. There are no plans to extend the public wastewater system into this area. This site is within the Rural Conservation Area of the Southern and Western Area Plan; which requires use of the public wastewater system (County Code, Sec. 18-63(a)). However, County Code exempts from this requirement structures that are authorized that are authorized by Conditional Use if the use that is permitted is incidental to a principal use that was previously allowed with a septic system (County Code Sec. 18-64(a)(4)). Use of the public wastewater system will not be required.

Health Department:

The Health Department must approve any new private well or septic system or expanded usage of such systems to serve the site.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the southwest via tributaries to the Appomattox River. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development. Proffered Condition 1 prohibits timbering of the property until a land disturbance permit is obtained from the Environmental Engineering Department and the appropriate erosion control devices are installed. This will ensure that adequate erosion control measures are in place prior to any land disturbance.

## PUBLIC FACILITIES

### Fire Service:

The Winterpock Fire Station, Company Number 19, currently provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS.

### Transportation:

The property is located on the south side of River Road (Route 602) just east of Eppes Falls Road. The applicant is requesting a Conditional Use for approximately fifty-five (55) acres to operate a stock farm with horse boarding, riding, training lessons, and shows in an Agricultural (A) district.

The Thoroughfare Plan identifies River Road as a major arterial with a recommended right-of-way of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right-of-way along River Road adjacent to the property, measured from the centerline of the road, in accordance with that Plan (Proffered Condition 3).

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials, such as River Road, should be controlled. The applicant has proffered to limit vehicular access to one (1) entrance/exit point along River Road (Proffered Condition 2).

The traffic impact of this development must be addressed. The applicant has proffered to restrict the property to no more than forty (40) horses boarded and no more than two (2) horse shows per year (Proffered Conditions 8 and 9). It is difficult to anticipate traffic generation for this request. With the proposed use as a boarding facility with limited horse shows, the applicant anticipates a traffic generation of 20 average daily trips (ADT) with slightly higher volumes resulting from the horse show events. These vehicles will be distributed along River Road, which had a 2006 traffic count of 700 ADT between Riverway Road and Black Road. Based on the volume of traffic it carried during peak hours, River Road in this area is functioning at an acceptable level (Level of Service B). No public road improvements in this part of the county are currently included in the Six-Year Improvement Plan.

VDOT's "Chapter 527" regulations, dealing with development Traffic Impact Study requirements, have recently been enacted. Staff has been meeting with VDOT to attempt to understand the process and the impact of the regulations. At this time, it is uncertain what impact VDOT's regulations will have on the development process or upon zonings approved by the county.

At time of site plan review, specific recommendations will be provided regarding access and internal circulation.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Southern and Western Area Plan which designates the property as a rural conservation area where agricultural and forestal uses with isolated single family residences permitted on lots larger than five (5) acres are appropriate. The Plan suggests planned development should be deferred for twenty (20) years or longer unless adequate provision is made earlier for public facilities such as water and wastewater and road improvements.

### Area Development Trends:

The surrounding area is characterized by agriculturally zoned properties and uses. It is anticipated that uses in this area will be limited primarily to agricultural and forestal uses with isolated single family residential uses on lots larger than five (5) acres as suggested by the Plan until public infrastructure is made available to support development.

### Use Limitations:

The request property is being used for a stock farm which is a permitted use in the Agricultural (A) District on properties greater than three (3) acres. The applicant proposes horse boarding, riding and training lessons and shows associated with the stock farm. Proffered conditions limit the number of horse shows annually and the maximum number of horses boarded. (Proffered Conditions 8 and 9)

### Development Standards:

Proffered conditions address facility setbacks and maintenance to minimize any potential impact of the equestrian uses associated with the stock farm on existing area development (Proffered Conditions 5, 6 and 7). While the setbacks offered for pasture areas are less than those that are typically required where similar equestrian uses have been proposed in areas of residential development, this case is in a rural conservation area where uses are to remain primarily agricultural and forestal for twenty (20) years until adequate public facilities are provided to support development.

It should be noted that unless a development standards waiver is obtained, the Zoning Ordinance will require paving of any parking areas accommodating more than four (4) vehicles associated with the equestrian facilities.

## CONCLUSION

The proposed land uses conform to the Southern and Western Area Plan which designates the request property as part of the Rural Conservation Area where activities are limited primarily to agricultural and forestal uses.

Given these considerations, approval of this request is recommended.



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